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**STATE OF CALIFORNIA**  
**BUSINESS, TRANSPORTATION AND HOUSING AGENCY**  
**DEPARTMENT OF CORPORATIONS**

**TO:** Escrowlinkservice.org  
St. Johns Avenue 34  
London SW156-AN  
United Kingdom

Daniel Casey  
4902 N. MacDill Avenue  
Tampa, Florida 33614

**DESIST AND REFRAIN ORDER**  
**(For violations of sections 17200, 17210.2 and 17403 of the California Financial Code)**

The California Corporations Commissioner finds that:

1. Escrowlinkservice.org and Daniel Casey have engaged in the business of an escrow agent by advertising escrow services over the internet at [www.escrowlinkservice.org](http://www.escrowlinkservice.org), from 2005 to the present as follows:

a) Escrowlinkservice.org represents on its website that the process works as follows: The buyer and seller agree to the terms of the transaction. The buyer pays Escrowlinkservice.org, which verifies the payment. Escrowlinkservice.org notifies the seller to ship its merchandise and then verifies that the buyer receives the shipment. The buyer accepts the goods. Escrowlinkservice.org then pays the seller and the transaction is complete.

b) Escrowlinkservice.org claims to protect both the buyer and the seller from fraud with this process.

c) Escrowlinkservice.org and Daniel Casey have represented that the escrow services provided by Escrowlinkservice.org are provided by Internet Escrow Services (IES), and is “fully licensed and accredited as an escrow company and is subject to compliance with all applicable

1 escrow regulations.” In fact, IES is an affiliate of Escrow.com and Escrowlinkservice.org is not  
2 affiliated with either IES or Escrow.com.

3 d) Escrowlinkservice.org and Daniel Casey have represented that  
4 Escrowlinkservice.org holds escrow license number 963-2060. In fact, California escrow license  
5 number 963-2060 was issued to Escrow Link, Inc. on July 2, 2004. Escrowlinkservice.org is not a  
6 web site of Escrow Link, Inc.

7  
8 2. Neither Escrowlinkservice.org nor Daniel Casey has been issued a license from the  
9 Commissioner authorizing them to conduct business as an escrow agent, as required by California  
10 Financial Code section 17200.

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12 3. Neither Escrowlinkservice.org nor Daniel Casey is exempt from the licensing requirements  
13 of Section 17200.

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15 4. Neither Escrowlinkservice.org nor Daniel Casey has been issued a license from the  
16 Commissioner authorizing them to use words indicating that they are in the escrow business, as  
17 required by California Financial Code section 17403.

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19 5. Escrowlinkservice.org and Daniel Casey have disseminated or caused to be disseminated  
20 false, misleading and/or deceptive statements or representations which refer to  
21 Escrowlinkservice.org’s affiliation with IES, when, in fact, Escrowlinkservice.org is not affiliated  
22 with IES in any way.

23  
24 Based upon the foregoing findings, the California Corporations Commissioner is of the opinion that  
25 Escrowlinkservice.org and Daniel Casey and their officers, directors, partners, agents, employees  
26 and/or servants are in violation of California Financial Code sections 17200, 17210.2(a) and  
27 17403(a). Pursuant to California Financial Code section 17416, Escrowlinkservice.org and Daniel  
28 Casey are hereby ordered to desist and refrain from engaging in the business of receiving escrows for

1 deposit or delivery without first obtaining a license from the Commissioner. Pursuant to California  
2 Financial Code section 17403(b), Escrowlinkservice.org and Daniel Casey are further ordered to  
3 immediately desist and refrain from issuing, circulating, or publishing any advertisement by means of  
4 any communication, including any website, or making use of or circulating any letterheads, billheads,  
5 blank notes, blank receipts, blank escrow instructions, certificates, circulars, or any written or printed  
6 paper containing any fictitious or corporate name or other words indicating that they are in the  
7 escrow business. Pursuant to California Financial Code section 17210.2(c), Escrowlinkservice.org  
8 and Daniel Casey are further ordered to immediately desist and refrain from disseminating, or  
9 causing or permitting to be disseminated, in any manner whatsoever, any statement or representation  
10 which is false, misleading, or deceptive, or which omits to state material information, or which refers  
11 to the supervision of that agent by the State of California or any department or official thereof.  
12 Escrowlinkservice.org and Daniel Casey are further ordered to immediately desist and refrain from  
13 disseminating or causing or permitting to be disseminated, in any manner whatsoever, any statement  
14 or representation that Escrowlinkservice.org is in any manner associated with IES.

15  
16 This Order is necessary, in the public interest, for the protection of investors and consistent with the  
17 purposes, policies and provisions of the California Escrow Law. This order shall remain in full force  
18 and effect until further order of the California Corporations Commissioner.

19  
20 Dated: April 20, 2005  
21 Sacramento, California

22 WAYNE STRUMPFER  
23 Acting California Corporations Commissioner

24 By: \_\_\_\_\_  
25 ALAN WEINGER  
26 Acting Deputy Commissioner  
27 Enforcement Division  
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